

**I. AMENDMENT**

Please enter the amendment set forth below:

**A. In the Claims**

Please add new claims 5-8 as follows.

1. (original) A computer apparatus for changing signals to separately value components temporally decomposed from residential property, the computer apparatus including:  
an input device operable for converting input data representing the residential property into input signals representing the input data;  
a computer having a processor, the processor connected to the input to receive the input computer signals, the processor programmed to change the input signals to produce modified signals representing a separate market-based valuation of each of a plurality of components temporally decomposed from the property, the components including a residential estate for years interest and a residential remainder interest; and  
an output device connected to the processor to convert the modified signals into an illustration including the respective valuation of each of the components.
2. (original) The computer apparatus of claim 1, wherein at least one of the valuations reflects that there is a terminal rent recovery period for the residential estate for years interest.
3. (original) The computer apparatus of claim 1, wherein at least one of the valuations reflects that the residential estate for years interest is an augmented estate for years interest and the residential remainder interest is a complementary remainder interest.
4. (original) The computer apparatus of claim 2, wherein at least one of the

valuations reflects that the residential estate for years interest is an augmented estate for years interest and the residential remainder interest is a complementary remainder interest.

5. (new) A computer-aided method, the method including:

converting, at an input device, input information corresponding to components temporally decomposed from residential property decomposed from residential property into input signals;

communicating the input signals to a computer;

computing, with the computer, to process the input signals to generate modified signals representing a separate market-based valuation of each of the components, the components including a residential estate for years interest and a residential remainder interest; and

producing, at an output device in communication with the computer, output including the respective valuation of each of the components.

6. (new) The method of claim 5, wherein at least one of the valuations reflects that there is a terminal rent recovery period for the residential estate for years interest.

7. (new) The method of claim 5, wherein at least one of the valuations reflects that the residential estate for years interest is an augmented estate for years interest and the residential remainder interest is a complementary remainder interest.

8. (new) The method of claim 5, wherein at least one of the valuations reflects that the residential estate for years interest is an augmented estate for years interest and the residential remainder interest is a complementary remainder interest.